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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)

KAUDA., PENUGUDURU VILLAGE - CHANGE OF LAND USE FROM INDUSTRIAL USE ZONE TO RESIDENTIAL USE ZONE TO AN EXTENT OF 36,422 SQ.MTS OR AC.9-00 CENTS IN R.S.NO.175/1, 175/2, KOTIPALLI ROAD, PENUGUDURU VILLAGE AND GRAM PANCHAYAT, KARAPA MANDAL, APPLIED BY THE MANAGING PARTNERS OF SRI LAKSHMI SATYANARAYANA RAW & BOILED RICE MILL - DRAFT VARIATION NOTIFICATION ISSUED- REGARDING

[Memo.No.2191361, Municipal Administration & Urban Development (M) Department, 27th September, 2023]

APPENDIX
NOTIFICATION

The following draft variation to the land use envisaged in the General Town Planning Scheme (Master Plan) of Kakinada sanctioned in G.O.Ms.No.160, Municipal Administration & Urban Development Department, dated.24.04.2019, which is proposed for variation from Industrial land use to Residential land use in exercise of the powers conferred by Section 15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Vice Chairperson, KAUDA., Kakinada / Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Amaravati, Guntur District, Andhra Pradesh.

DRAFT VARIATION

The Proposed site is falling in Sy.Nos.175/1 & 175/2, Kotipalli Road, Penugunduru Village, Karapa Mandal, Kakinada District, admeasuring an area of 36,422 Sq. Mts (or) Ac. 9-00 cents. The boundaries which are given in the scheduled below which was earmarked as Industrial Land Use in the General Town Planning Scheme (Master Plan) of Kakinada sanctioned in G.O.Ms.No.160, MA&UD Department, dt.24.04.2019 is now proposed to be designated for Residential Use Zone by variation of change of land use and marked as "A, B, C, D, E, F, G, H, I, J, K, L in the revised part proposed land use map G.T.P. No.01/2023/KAUDA, as the proposed site is getting access from existing 66'-0" to 75'-0" wide Road on Western side which is proposed as 100'-0" as per Sanctioned Master Plan and surrounded by Residential activity, available in the Municipal Corporation Office, Kakinada, subject to the following conditions:

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.
2. The applicant shall hand over the portion of the site affected in Master Plan road widening to the authority concerned at free of cost through registered gift deed.
3. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission /development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
5. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

- East :Existing Agricultural land of Smt. Vepa Seshamamba in Sy.No.173.
- South :Existing partly agricultural land & thickly built up area in Sy.No.152 of Penugudur Gramakantam and Sri Ravivarma Bharat Petrol bunk in Sy.No.175/3.
- West :Existing road width varies from 66'-0" to 75'-0" which is proposed to be widened to 100'-0" as per Master Plan.
- North :Approved L.P.No.37/2017 and land of Chollangi Venkateswara Swamy in Sy.No.176 comprising to an extent of Ac.9-00 cents (36,422 sq. mts).

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT